

APPENDIX I

SUMMARY OF ZONING STANDARDS

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This Summary of Zoning Standards is a generalized summary of regulations for each zone district. The regulations established for each zone district in the text of the ordinance provide greater detail and take precedence over the standards in the table. Also, the text of the ordinance should be consulted for other requirements not shown in the table.

		MIN. LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD	MIN. TREE/TERMINAL SIDE YARD	MIN. REAR YARD	MIN. BUILDING HEIGHT	MAXIMUM F.A.R.	MAXIMUM BUILDING COVER	MAXIMUM IMPROVEMENT COVER	MAXIMUM DENSITY	
ZONE	PERMITTED USES-(1)	AREA	AREA	WIDTH	WIDTH	DEPTH	YARD	YARD	YARD	YARD	HEIGHT	F.A.R.	COVER	COVER	DENSITY
RS-40	Residential- S	40,000 sf	40,000 sf	150'	160'	200'	12.03	30'	20'	60'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- SFD cluster	16,000 sf	16,000 sf	90'	95'	140'	12.03	20'	15'	40'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-24	Residential- S	24,000 sf	24,000 sf	120'	130'	160'	12.03	25'	15'	50'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-16	Residential- S	16,000 sf	16,000 sf	90'	95'	140'	12.03	20'	15'	40'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-12	Residential- S	12,000 sf	12,000 sf	75'	80'	120'	12.03	20'	15'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-10	Residential- S	10,000 sf	10,000 sf	70'	80'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-8	Residential- S	8,000 sf	8,400 sf	60'	70'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RS-6	Residential- S	6,000 sf	7,200 sf	50'	60'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RM-1	Residential- S	12,000 sf	12,360 sf	75'	103'	120'	12.03	12.03	12'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RM-8	Residential- S	8,000 sf	8,400 sf	60'	70'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- 2	8,000 sf	8,400 sf	60'	70'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RM-6	Residential- S	6,000 sf	7,200 sf	50'	60'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- 2	8,000 sf	8,400 sf	60'	70'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RM-6	Residential- S	6,000 sf	7,200 sf	50'	60'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- 2	8,000 sf	8,400 sf	60'	70'	120'	12.03	20'	10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- D	4,000 sf	4,800 sf	30'	40'	120'	12.03	20'	0/10'	35'	3 st. / 35'	\$12.04E	\$12.04F	\$12.04G	---
RA-1	Elderly Housing	1 acre	---	---	---	---	50'	25'	30'	30'	2 st, 30'	---	17%	50%	10 du/ac.
RA-2	Garden Apartments	2 acres	---	---	---	---	50'	25'	30'	30'	2 st, 30'	---	17%	50%	15 du/ac.
RA-3	Garden Apartments, Residential	15,000 sf	---	100'	---	---	40'	20'	30'	30'	2 st, 38'	---	25%	50%	29 du/ac.
	Residential- S	6,000 sf	---	50'	---	120'	12.03	20'	10'	35'	3 st, 38'	\$12.04E	\$12.04F	\$12.04G	---
	Residential- 2	8,000 sf	---	60'	---	120'	12.03	20'	10'	35'	3 st, 38'	\$12.04E	\$12.04F	\$12.04G	---
RA-4	Senior Citizen Housing	5 acres	---	---	---	---	75'	38'	100'	100'	3 st, 40'	---	25%	50%	16 du/ac.
RA-5	Residential- SFA, MF	5 acres	---	---	---	---	40'	20'-40'	30'	30'	2 st, 38'	---	25%	50%	8 du/ac.
RA-5E	Residential- SFA, MF	2 acres	---	---	---	---	40'	40'	30'	30'	2 st, 38'	---	25%	50%	8 du/ac.

		MIN. LOT		MIN. LOT		MIN. LOT		MIN. LOT		MIN. LOT		MIN. LOT		MIN. LOT		MIN. LOT	
PERMITTED USES-(1)		LOT AREA	LOT AREA	LOT WIDTH	LOT WIDTH	LOT DEPTH	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD	FRONT YARD
P-1	Professional Office	12,000 sf	---	100'	---	150'	12.03	20'	12'	50'	3 st, 38'	20% (2)	12.04F	12.04G	---	---	---
P-2	Professional Office	12,000 sf	---	100'	---	150'	12.03	20'	12'	50'	3 st, 38'	25% (2)	12.04F	12.04G	---	---	---
O-1	Office	12,000 sf	---	100'	---	150'	12.03	20'	12'	50'	2 st, 30'	---	25%	50%	---	---	---
O-2	Office	80,000 sf	---	200'	---	---	75'	50'	35'	50'	3 st, 40'	45%	35%	80%	---	---	---
O-3	Office, Research	80,000 sf	---	200'	---	---	75'	50'	35'	50'	2 st, 30'	45%	35%	80%	---	---	---
CBD	General Business	---	---	---	---	---	---	---	0/10'	10' or 1/2 BH	3 st, 40'	---	---	---	---	---	---
GB-1	General Business	---	---	---	---	---	---	---	0/10'	10' or 1/2 BH	3 st, 40'	---	---	---	---	---	---
GB-2	General Business	---	---	---	---	---	15' or BH	15' or BH	10'	10' or 1/2 BH	3 st, 40'	---	40%	90%	---	---	---
GB-3	General Business	---	---	---	---	---	12.03	20'	5' or 1/3 BH (4)	10' or 1/2 BH	3 st, 40'	---	30%	70%	---	---	---
	Mixed Residential- Nonresidential	10,000 sf	---	60'	---	120'	12.03	20'	5' or 1/3 BH (4)	10' or 1/2 BH	3 st, 38'	50%	30%	70%	13 du/ac. 12	---	---
	Residential- Single Family Detached	6,000 sf	---	50'	---	120'	12.03	20'	5' or 1/3 BH (4)	10' or 1/2 BH	3 st, 38'	12.04E	12.04F	12.04G	---	---	---
	Residential- Two Family Attached	8,000 sf	---	60'	---	120'	12.03	20'	5' or 1/3 BH (4)	10' or 1/2 BH	3 st, 38'	12.04E	12.04F	12.04G	---	---	---
C	Commercial	---	---	---	---	---	10'	10'	12'	10'	2 st, 40'	---	---	---	---	---	---

NOTES:

- See text for full list of permitted uses and conditions for different uses.
Residential Use Legend:
SFD = Single Family Detached 2F = Two Family SFA = Single Family Attached MF = Multi-family
- Standard for professional office uses only.
- Standard for industrial, scientific and research uses only.
- But not less than 10 feet from building on adjacent lot.

BH = building height

F.A.R. = floor area ratio

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